

Attachment 2 - Phasing Recommendations

This memorandum summarizes the phasing recommendations for the four communities studied in the Complete Communities Survey project, including San Miguel, Templeton, Oceano, and Nipomo.

Based on the population projections for the four communities, three major phases for implementation are recommended: immediate, short-term (by 2020), and long-term (by 2035). The following outlines cost and phasing strategies, as well as priorities for each community.

A. San Miguel

1. Community Priorities

Input on community priorities suggested that the highest ranking priorities for San Miguel are:

- Water Systems
- Sewer Systems
- Streetscape Improvements
- Park and Ride Lots
- Schools
- Water Supply
- Storm Drainage
- Fire and Police Buildings

The County should strive to prioritize the aforementioned facilities throughout the major phases. However, the specific phasing underneath each of the three major phases will be determined based on several factors, including new development, changing community preferences, unforeseen future problems, and funding availability.

2. Phasing Recommendations

◆ Immediate

The goal of the first phase is to address existing deficiencies immediately. In this phase, the County and the community of San Miguel should focus on improving its systems for stormwater drainage, sidewalks, roadways, as well as parks and library facilities.

The estimated costs attributable to existing deficiencies amount to \$10.30 million, which is almost 40 percent of San Miguel's total improvement costs between now and 2035, according to the Funding and Financing Plan. Transportation costs contribute nearly 36 percent of the total existing deficiencies, totaling \$3.98 million. The estimated costs consist of improvements for street and highway systems and sidewalk extensions. A total of \$2.60 million is estimated for public facilities improvements, including parks and library facilities. The remaining \$3.72 million would be used to improve stormwater infrastructure.

◆ Short-term

In the short-term, by the year 2020, San Miguel's population is projected to increase by approximately 300 residents according to the County's projection. Therefore, facilities should be extended or added to accommodate service and facility needs concurrently with population growth. In this phase, the County and the community of San Miguel should focus on improving water distribution and wastewater systems, sidewalks, streetscapes, parks and open space, and library facilities.

A total of \$2.86 million is estimated for the second phase's facility costs, 60 percent of which (\$1.70 million) is attributed to utility infrastructure needs, especially water distribution facilities. Trans-

portation and public facilities costs account for about half of the remaining amount of \$590,000 and \$570,000, respectively.

◆ Long-term

In the last phase, by the year 2035, an accumulated increase in population would result in the need for significant facility improvements. These improvements total about \$14.66 million in costs, 41 percent of which (\$6.05 million) are attributed to utility infrastructure needs, including improvements for water, wastewater, and stormwater systems. Transportation infrastructure would cost a total of \$6.56 million, \$5.2 million of which would be used for the Highway 101 intersection and interchange improvements. Improvements to the sidewalk system and streetscapes would cost \$790,000 and \$570,000 respectively. Parks, open space, and library facilities should be continuously extended or improved as demand for them rises. A total of \$2.05 million is estimated for parks and library improvements.

B. Templeton

1. Community Priorities

Input on community priorities suggested that the highest ranking priorities for Templeton are:

- Water systems
- Streetscape Improvements
- Park and Ride Lots
- Water Supply
- Sewer system
- Storm Drainage
- Schools
- Streets
- Parks
- Non-Motorized Transportation

The County should strive to prioritize the aforementioned facilities throughout the major phases. However, the specific phasing underneath each of the three major phases will be determined based on several factors, including new development, changing community preferences, unforeseen future problems, and funding availability.

2. Phasing Recommendations

◆ Immediate

The goal of the first phase is to address existing deficiencies immediately. In this phase, the County and the community of Tempton should focus on improving its stormwater drainage, sidewalk system, and library facilities. The estimated costs attributable to existing deficiencies amount to \$7.7 million. A total of \$2 million is estimated for stormwater drainage improvements. Sidewalk improvements contribute nearly 36 percent of the total existing deficiencies, totaling \$2.78 million. The rest of the estimated costs, \$2.92 million, would be used for library improvements.

◆ Short-term

In the second phase, facilities should be extended or added to accommodate service and facility needs created by 800 new residents, as projected by the County. The community facilities that need improvements by 2020 include: water supply and distribution, street, and sidewalk systems, the Park-N-Ride facility, streetscapes, parks and open space, and library facilities.

A total of \$111.11 million is estimated for the second phase's facility costs, 98 percent of which (\$109.15 million) is attributed to transportation infrastructure needs, especially street and highway systems. Wastewater facilities would need expansions in this phase costing a total of \$780,000. Approximately \$1.18 million is

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expected to serve increased needs for parks, open space, and library facilities.

◆ Long-term

In the last phase, an accumulated increase in population could result in the need for significant facility improvements. These improvements include water and wastewater infrastructure and street and highway improvements. The sidewalk system, streetscapes, parks and open space, and library facilities should be continuously extended or improved as demand for them rises.

The identified improvements sum up to \$156.94 million in costs, 98 percent of which (\$153.61 million) is attributed to transportation infrastructure needs, mainly street and highway systems. As noted in the Facilities Inventory, neither utilities infrastructure need nor cost has yet been identified. A total of \$3.33 million is estimated for parks, open space, library, and public safety building improvements.

C. Oceano

1. Community Priorities

Input on community priorities suggested that the highest ranking priorities for Nipomo are:

- Water Systems
- Street and Highway Systems
- Streetscape Improvements
- Schools
- Sewer Systems
- Sidewalks
- Parks and Park Access

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The County should strive to prioritize the aforementioned facilities throughout the major phases. However, the specific phasing underneath each of the three major phases will be determined based on several factors, including new development, changing community preferences, unforeseen future problems, and funding availability.

2. Phasing Recommendations

◆ Immediate

The goal of the first phase is to address existing deficiencies as soon as possible. In this phase, as discussed under the Needed Facilities section above, the County and the community of Oceano should focus on improving its systems for stormwater drainage and sidewalk and library facilities.

The estimated costs attributable to existing deficiencies amount to \$32.19 million, which is nearly 68 percent of Oceano's total improvement costs between now and 2035, according to the Funding and Financing Plan. A total of \$14.0 million is estimated for stormwater drainage improvements. Filling gaps in the sidewalk system is estimated to cost \$6.59 million. Improvement costs for parks, open space, and library facilities contribute nearly 36 percent of the total existing deficiencies, amounting to \$11.60 million.

◆ Short-term

In the second phase, facilities should be extended or added to accommodate service and facility needs created by 700 new residents, as projected by the County. The community facilities that need improvements by 2020 include: infrastructure for water, wastewater, and stormwater, the sidewalk system, streetscapes, parks and open space, and the library.

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A total of \$5.8 million is estimated for the second phase's facility costs, 41 percent of which (\$2.39 million) is attributed to transportation infrastructure needs, such as improvements for streetscapes and sidewalk extensions. Water facilities expansions in this phase would cost a total of \$2.12 million. The remaining \$1.30 million would be used to serve increased needs for parks, open space, and library facilities.

◆ Long-term

In the last phase, an accumulated increase in population could result in the need for significant facility improvements. Such improvements include water, wastewater, and stormwater infrastructure, and street and highway improvements although specific improvements have not yet been identified. The sidewalk system, streetscapes, parks and open space, and library facilities should be continuously extended or improved as demand for them rises.

The identified improvements sum up to \$9.23 million in costs, 50 percent of which (\$4.62 million) is attributed to transportation infrastructure needs, including improvements for the bikeway system, sidewalk extensions, and streetscapes. Approximately \$660,000 is attributed to improvements for the water distribution system. A total of \$3.95 million is estimated to serve increased needs for parks, open space, library, and public safety buildings.

D. Nipomo

1. Community Priorities

Input on community priorities suggested that the highest ranking priorities for Nipomo are:

- Water Systems
- Street and Highway Systems
- Schools
- Sidewalks
- Trail Connectivity
- Fire and Police Buildings
- Senior and Homeless Facilities
- Community Center

The County should strive to prioritize the aforementioned facilities throughout the major phases. However, the specific phasing underneath each of the three major phases will be determined based on several factors, including new development, changing community preferences, unforeseen future problems, and funding availability.

2. Phasing Recommendations

◆ Immediate

The goal of the first phase is to address existing deficiencies as soon as possible. In this phase, the County and the community of Nipomo should focus on improving its systems for stormwater drainage and sidewalks, as well as its library space, which currently does not meet demand.

The estimated costs attributable to existing deficiencies amount to \$28.86 million, which is nearly 18 percent of Nipomo's total im-

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provement costs between now and 2035, according to the Funding and Financing Plan. A total of \$8 million is estimated for stormwater drainage improvements. Filling gaps in the sidewalk system is estimated to cost \$6.36 million. Improvement costs for parks and open space contribute nearly 38 percent of the total existing deficiencies, totaling \$10.9 million. The remaining cost of \$3.6 million is expected for library expansion.

◆ Short-term

In the second phase, facilities should be extended or added to accommodate service and facility needs created by 1,500 new residents, as projected by the County. The community facilities that need improvements by 2020 include: infrastructure for water, wastewater, stormwater, sidewalk, streetscapes, parks and open space, new Park-n-Ride lots, a new fire station, and the library.

A total of \$38.95 million is estimated for the second phase's facility costs, 72 percent of which (\$27.95 million) is attributed to utility infrastructure needs, including water distribution and wastewater systems. Wastewater facilities would need expansions in this phase costing about \$13 million. A total of \$8.3 million is estimated for transportation infrastructure needs, such as improvements for street and highway systems, sidewalk extensions, new streetscapes, and more parking spaces at the Park-and-Ride lot. The remaining \$2.7 million would be used to serve increased needs for parks, open space, and library facilities.

◆ Long-term

In the last phase, an accumulated increase in population could result in the need for significant facility improvements. These improvements include infrastructure for water, wastewater, and stormwater, street and highway systems, and bike lanes and paths. The sidewalk system, streetscapes, parks and open space,

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and library facilities should be continuously extended or improved as demand for them rises.

The identified improvements sum up to \$86.23 million in costs, 77 percent of which (\$66.51 million) are attributed to transportation infrastructure needs, mainly street and highway systems. Approximately \$12.07 million is attributed to utility infrastructure needs, including improvements for water distribution and wastewater systems. A total of \$7.65 million is estimated for parks, open space, library, and public safety building improvements.